

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**April 3, 2019
6:00 PM**

**Kathy Jones
Vice-Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Election of Chair for remainder of 2018-19 term.**
- 4. Approve minutes of the March 20, 2019 Planning Commission meeting.**
- 5. Public Hearings:**
 - a. Zoning application [2019-410] for approximately 3.55 acres located along West Northfield Boulevard and Hope Way to be rezoned from MU and GDO-3 to RS-15, New Vision Baptist Church of Murfreesboro Inc. developer. (project planner: Margaret Ann Green)
- 6. Staff Reports and Other Business:**
 - a. Mandatory Referral [2019-708] to consider the disposition of surplus property at the southeast corner of Memorial Boulevard and Airport Road, City of Murfreesboro Administration Department applicant.
 - b. Mandatory Referral [2019-709] to consider the disposition of surplus property along West Vine Street, City of Murfreesboro Legal Department applicant.
- 7. Adjourn.**

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 03, 2019**

- 5.a. Zoning application [2019-410] for approximately 3.55 acres located along West Northfield Boulevard and Hope Way to be rezoned from MU and GDO-3 to RS-15, New Vision Baptist Church of Murfreesboro Inc. developer. (project planner: Margaret Ann Green).**

The subject property is located at the terminus of Hope Way and along the West Northfield Boulevard extension, just northwest of the Vanderbilt University Medical Clinic. The property is a vacant, undeveloped parcel, is approximately 3.6 acres and is identified on Tax Map 080 Parcel 002.00.

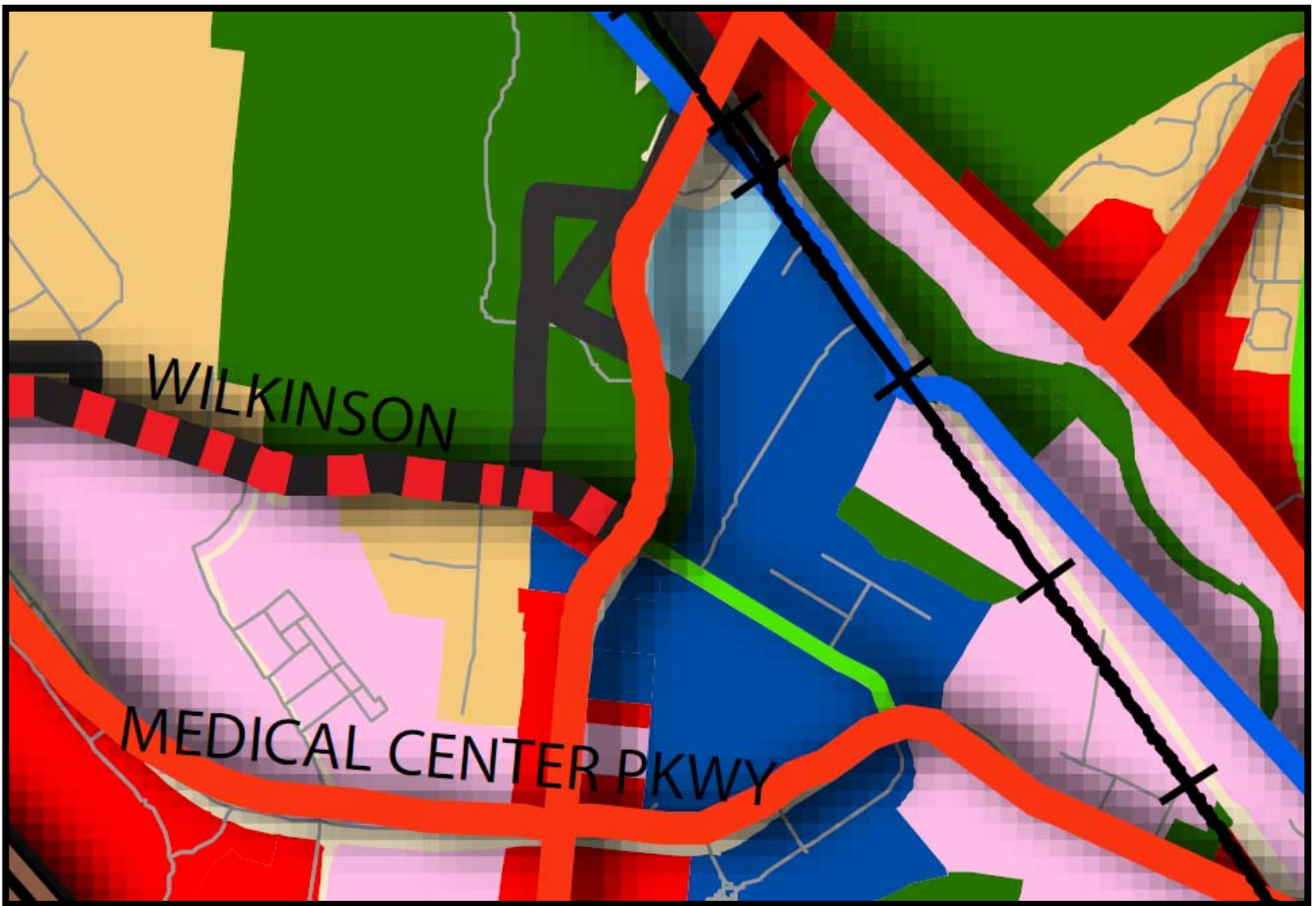
The subject property is owned by the City of Murfreesboro and is under contract with New Vision Baptist Church, who has applied for this zoning change request. A stipulation in the contract with the City is that New Vision rezone the property from MU (Mixed Use District) to RS-15 (Single-Family, Residential District). New Vision anticipates expanding their parking lot within this area, as use that is permitted with a Special Use Permit (SUP) in the RS-15 district.

Future Land Use Map

The Murfreesboro 2035 Future Land Use Map indicates that Business Park Character (BP) uses are most appropriate for the subject property.

The purpose of the Business Park [BP] land use classification for this Comprehensive Plan's Future Land Use Map, is to foster stability and growth of high-quality office and office/distribution, technology, research and development, and similar industries that are enhanced by access transportation networks and that provide desirable employment opportunities for the general welfare of the community. Business Parks are suburban in character, are typically developed in a campus style setting that features reduced site coverage and increased open space; and may include offices and associated administrative, executive professional uses, and specified institutional and limited commercial uses.

The Planning Commission will need to conduct a public hearing on the matter of the zone change request, after which it will need to discuss this matter and then formulate a recommendation for City Council.



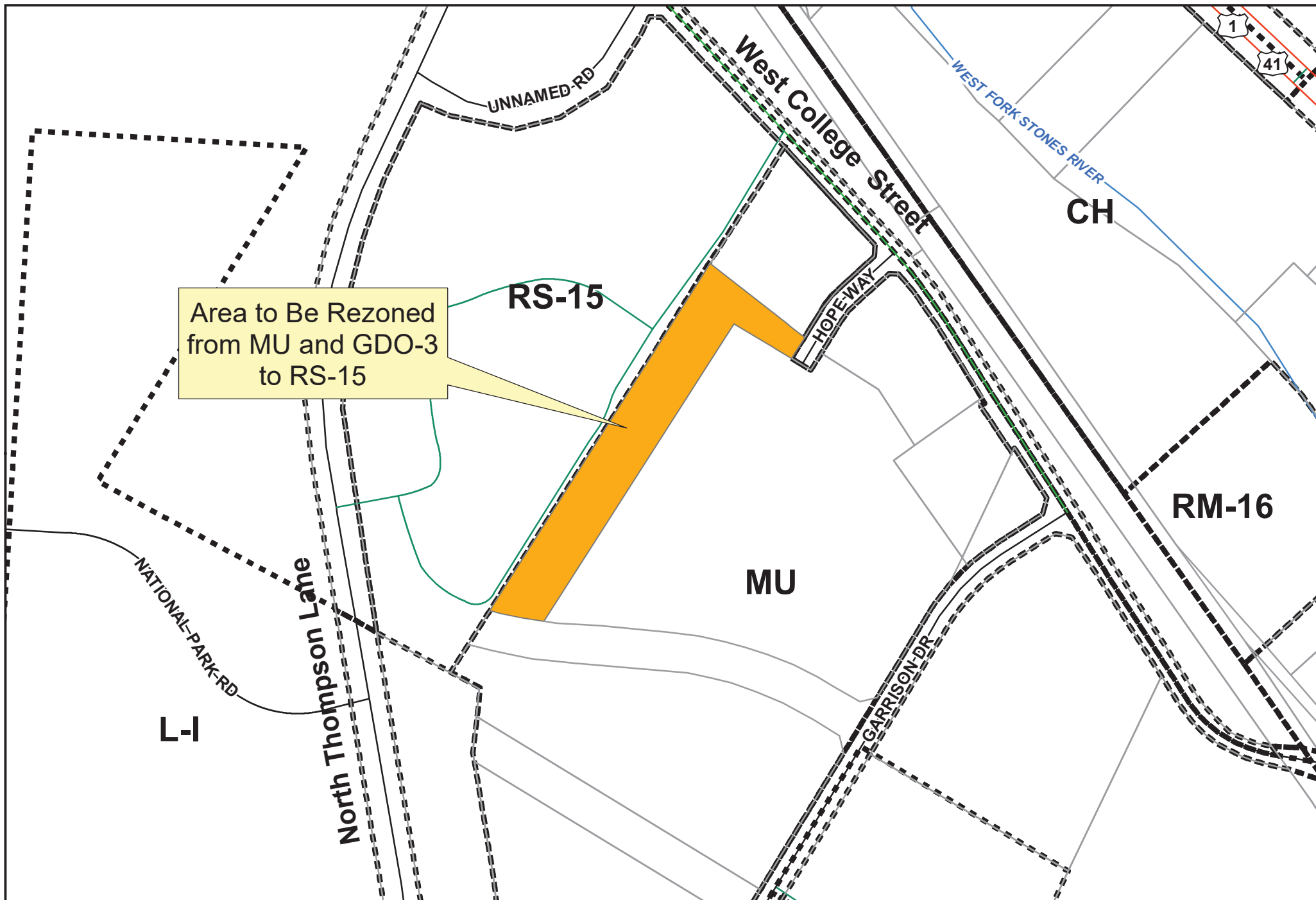
MAP 4.2

Future Land Use Map

LAND USES

Proposed Land Uses

- Undeveloped
- Parks
- Suburban Estate
- Suburban Residential
- Auto Urban Residential
- Multi Family Residential
- General Commercial
- Neighborhood Commercial
- Urban Commercial / Mixed Use
- Central Business District
- Business Park
- Light Industrial
- Heavy Industrial
- Public / Institutional



Rezoning Request for Property Along Hope Way
MU and GDO-3 to RS-15

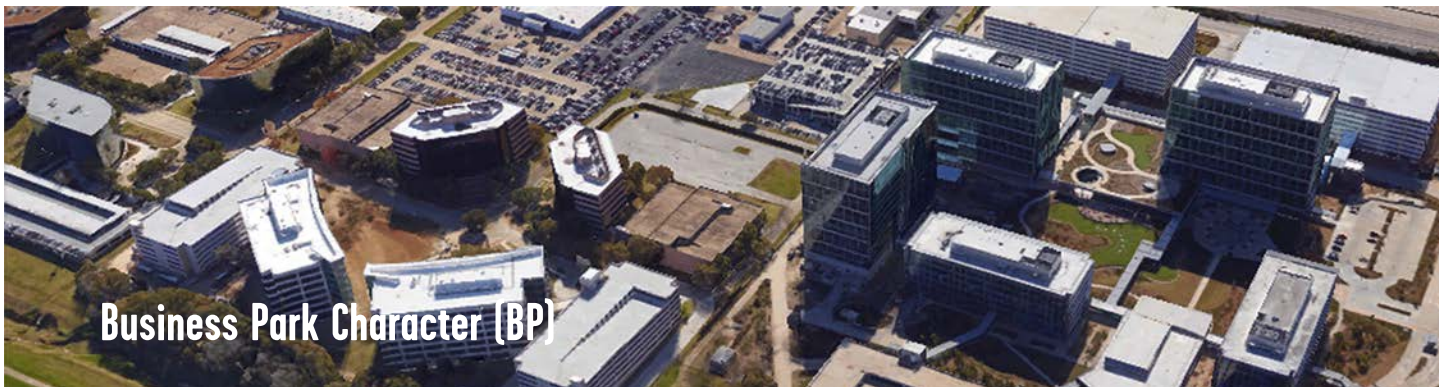
0 250 500 1,000 Feet



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Planning Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



BUSINESS (OFFICE) PARK CHARACTER (BP)

The purpose of the Business Park [BP] land use classification for this Comprehensive Plan's *Future Land Use Map*, is to foster stability and growth of high-quality office and office/distribution, technology, research and development, and similar industries that are enhanced by access transportation networks and that provide desirable employment opportunities for the general welfare of the community. Business Parks are suburban in character, are typically developed in a campus-style setting that features reduced site coverage and increased open space; and may include offices and associated administrative, executive professional uses, and specified institutional and limited commercial uses.

Development Types:

Many businesses located in an office setting provide professional services. From a land use planning perspective, it is important to distinguish office uses from other commercial activities. The "pure" office uses entail minimal amounts of interaction with customers. Employees are the primary activity generators for offices.

- ▶ Primarily office, medical, and technology/research uses;
- ▶ higher-density auto urban (general) residential (20-30 percent of total area max.);
- ▶ Public/institutional; and
- ▶ Common green spaces.

Characteristics:

- ▶ Typically a minimum Landscape Surface Ratio (lot coverage) of 20 to 30 percent, which allows for sizable building footprints since most developments involve large sites.
- ▶ Extensive landscaping of business park perimeter, and special streetscape and design treatments at entries, key intersections, and internal focal points.
- ▶ Development outcomes often controlled by private covenants and restrictions that exceed City ordinances and development standards.

- ▶ Intended to create a highly attractive business investment environment.
- ▶ Site operations are conducted indoors with no outdoor storage or display.

Siting Criteria:

Programmatic and locational criteria for light industrial/business park development include the following considerations:

1. Encourage the formation of new unified business park corridors (e.g., Veterans Parkway) or the development of individual parcels as part of business parks by focusing new growth in a more clustered pattern, as opposed to isolated parcels along strips of non-residential land uses lining thoroughfares.
2. Sufficient acreage, either on one parcel or through assembling multiple parcels, to ensure that current and future expansion needs are satisfied. The estimated size of park should be 50-250 acres.
3. Configuration: Square or rectangular sites are preferred as they offer the greatest flexibility and satisfy most uses.
4. Shovel-ready sites: In-place infrastructure (e.g., utilities, accessibility, rail, etc.) increases speed-to-market, decreases construction / implementation costs, and minimizes risk (e.g., a proposed access road or interchange may not be constructed when planned).

Intensity / Height Guidelines:

- ▶ 0.35 FAR; intensities above 0.35 FAR and up to 1.0 FAR may be permitted with measures for highly sustainable development best practices, to be specified within zoning ordinance or precise plan standards / up to eight (8) stories.

City Zoning Districts:

- ▶ General Office District (OG)
- ▶ General Office District - Residential (OG-R)
- ▶ Medical District - Commercial (CM)



City of Murfreesboro
Planning and Engineering Department
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139
(615) 893-6441 Fax (615) 849-2606
www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A non-refundable application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: New Vision Baptist Church of Murfreesboro, Inc

Address: 1750 N. Thompson Lane City/State/Zip: Murfreesboro TN 37129

Phone: (615) 895-7167 E-mail address: greg.freeman@newvisionlife.com

PROPERTY OWNER: City of Murfreesboro

Street Address or property description: Murfreesboro Gateway Vanderbilt Subdivision Lot 3

and/or Tax map #: _____ Group: _____ Parcel (s): _____

Existing zoning classification: MU, GDO-3

Proposed zoning classification: RS-15 Acreage: 3.55

Contact name & phone number for publication and notifications to the public (if different from the applicant): Greg Freeman, (615) 895-7167

E-mail: greg.freeman@newvisionlife.com

APPLICANT'S SIGNATURE (required): [Signature]

DATE: 2/27/2019

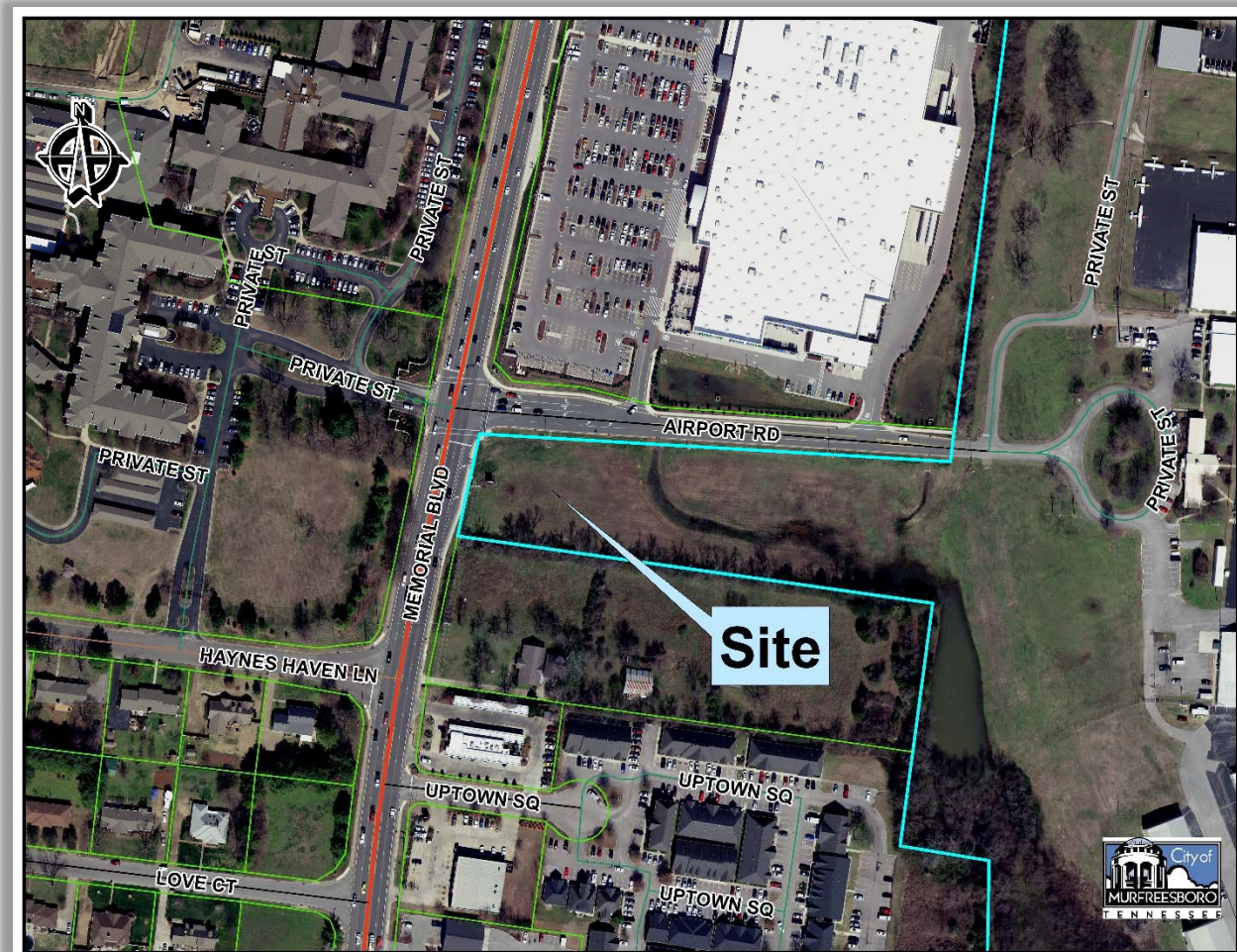
*****For Office Use Only*****

Date received: _____ MPC YR.: _____ MPC #: 2019-410

Amount paid: \$700.00 Receipt #: 293613

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 3, 2019**

- 6.a. Mandatory Referral [2019-708] to consider the disposition of surplus property at the southeast corner of Memorial Boulevard and Airport Road, City of Murfreesboro Administration Department applicant.**



The City has determined that the portion of the airport parcel located at the southeast corner of Memorial Boulevard and Airport Road is surplus. This portion of the airport property is zoned CH (Commercial Highway). The airport property will be subdivided in such a way that the existing sign will remain on the airport parcel. The Planning Commission is being asked to recommend the approval of this mandatory referral to the City Council in order to dispose of this surplus property, so that the property can be sold for potential commercial development. City Staff will be available at the Planning Commission meeting to answer any questions.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 3, 2019**

- 6.b. Mandatory Referral [2019-709] to consider the disposition of surplus property along West Vine Street, City of Murfreesboro Legal Department applicant.**



The City has determined that the parcel it owns located at 202-204 West Vine Street is surplus. It is zoned CBD (Central Business District) and is directly to the west of the Maple Street Medical Clinic. The owner of the medical clinic wishes to purchase it for additional parking. The Planning Commission is being asked to recommend the approval of this mandatory referral to the City Council in order to dispose of this surplus property. Staff recommends that approval of this mandatory referral be made subject to the retention of easements for existing utilities on this parcel. A memo from Deputy City Attorney David Ives with additional information is attached. Mr. Ives will be available at the Planning Commission meeting to answer any questions.



**MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT**

TO: Vice-Chair Jones and Members of the Planning Commission

CY: Gary Whitaker

FROM: David A. Ives *dai*

DATE: March 26, 2019

RE: Sale of remnant parcel at 204 W. Vine Street

MANDATORY REFERRAL

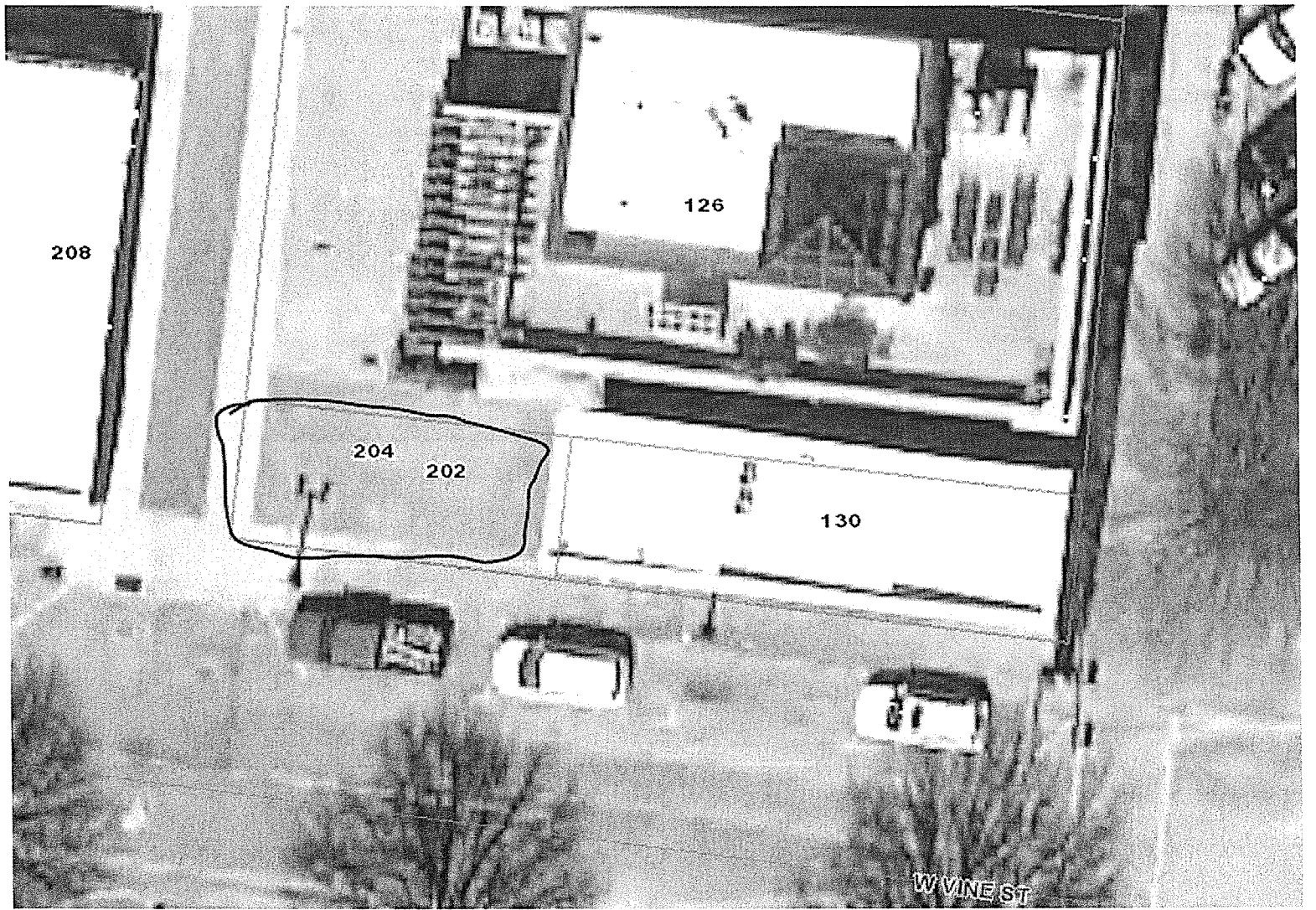
The City purchased this 20 ft. x 40 ft. remnant lot behind Dr. Hopkins office in 2016 with the intention of placing transformers underground as part of the reconstruction of the alley behind Maple Street and between Main and Vine. After further engineering analysis by MED, it was determined that placing the transformers at this location would not work.

The City Manager has declared this to be "excess" property. The Planning Department has surveyed other Departments and none have expressed a need or use for this property, subject to retention of easements for existing utilities.

Dr. Hopkins is willing to purchase this remnant for parking and staff recommends that it be sold to him.

I ask that you approve this proposed sale and recommend same to the City Council.

An overhead photo showing the remnant lot is attached.



MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 20, 2019

1:00 P.M.

CITY HALL

MEMBERS PRESENT

Kathy Jones, Vice Chair
Ken Halliburton
Eddie Smotherman
Warren Russell
Ronnie Martin

STAFF PRESENT

Donald Anthony, Planning Director
Matthew Blomeley, Assist. Planning Director
Carolyn Jaco, Recording Assistant
David Ives, Assistant City Attorney
Katie Noel, Project Engineer
Matt Fasig, Project Engineer
Brad Barbee, Landscape Site Plan Inspector

Vice Chair Kathy Jones called the meeting to order after determining there was a quorum. The minutes from the February 6, 2019 and February 20, 2019, Planning Commission meetings were approved as submitted.

Consent Agenda

Vice Chair Kathy Jones read the following items to be considered for approval.

Mandatory Referral [2019-703] to consider the abandonment of a portion of a drainage easement at 424 Golden Bear Court, SEC, Inc. applicant.

Mandatory Referral [2019-704] to consider the abandonment of a portion of an electric easement north of Bridge Avenue and west of Power Avenue, Huddleston-Steele Engineering, Inc. applicant.

Blackman Station, Section 1 [2019-2008] final plat for 32 lots on 8.3 acres zoned PRD located along Manson Pike, Lennar Homes of Tennessee, LLC developer.

Blackman Station Townhomes, Lot 1 [2019-2009] final plat for 1 lot and horizontal property regime plat for 84 units on 14.3 acres zoned PRD located along Manson Pike and Brinkley Road, Lennar Homes of Tennessee, LLC developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 20, 2019

Warrior Drive Self-Storage [2019-1006] preliminary plat for 2 lots on 10.7 acres zoned CH located along Warrior Drive, Stuart Conway developer.

The Haynes Family Subdivision, Lot 2 [2019-2010] final plat for 1 lot on 22 acres zoned RM-16 located along Memorial Boulevard and Kings Ridge Drive, Pirtle Family Limited Partnership developer.

Shelton Square, Section 2 [2019-1008] preliminary plat for 135 lots on 30.2 acres zoned PRD located along Blackman Road, Shelton Square, LLC developer.

Lenahan Leasing Company, Resubdivision of Lot 2 [2019-1005] preliminary plat for 2 lots on 8.32 acres zoned H-I located along Middle Tennessee Boulevard and Haley Road, Dan Odbert developer.

Lenahan Leasing Company, Resubdivision of Lot 2 [2019-2007] final plat for 2 lots on 8.32 acres zoned H-I located along Middle Tennessee Boulevard and Haley Road, Dan Odbert developer.

Three Rivers Commercial, Lot C5 [2019-2013] final plat for 1 lot on 1.1 acres zoned CH located along New Salem Highway, Pet Land, developer.

Providence Pointe Commercial, Resubdivision of Lots 1 & 2 [2019-2011] final plat for 1 lot on 3.65 acres zoned CF located along Halls Hill Pike, Providence Pointe Partners developer.

Mr. Ken Halliburton made a motion to approve the consent agenda, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 20, 2019

Plats and Plans

Caroline Farms, Section 2 [2019-1007] master plan amendment & preliminary plat for 50 lots on 11.9 acres zoned PRD located along Caroline Farms Drive, Caroline Farms, LLC developer. Mr. Matthew Blomeley began by describing the master plan amendment and preliminary plat from the staff report, which had been provided to the Planning Commission in the agenda packet. Mr. Blomeley said the amendment was necessary due to the discovery and identification of wetlands along the northeast corner of the property. The roadway layout had to be modified to address the wetlands on the master plan and the preliminary plat.

Mr. Matt Taylor was in attendance to represent the applicant.

Mr. Warren Russell made a motion to approve the master plan amendment and preliminary plat subject to all staff comments, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

The Gardens of Three Rivers, Section 2 [2019-1009] master plan amendment & preliminary plat for 56 lots on 11.6 acres zoned PRD located along Eldin Creek Drive, Achiever Development developer. Matthew Blomeley began by describing the master plan amendment and preliminary plat from the staff report, which had been provided to the Planning Commission in the agenda packet. The master plan and preliminary plat is have been changed to show additional land the developer has purchased and has added the land to the development. The increase in the number of lots is consistent with the approved Planned Residential Development (PRD) zoning amendment.

Mr. Matt Taylor was in attendance to represent the applicant.

Mr. Ken Halliburton made a motion to approve the master plan amendment and preliminary plat subject to all staff comments, seconded by Mr. Ronnie Martin. The motion carried by unanimous vote in favor.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 20, 2019

River Rock Place [2018-3160] site plan for 4,536 sf2 retail building on 0.4 acre zoned CH located along River Rock Boulevard, Glen Mobley developer. Mr. Donald Anthony began by making known this site plan had been submitted three times. The Planning Commission had previously reviewed the plan in February 2019; due to several deficiencies, the applicant had opted to withdrawal the site plan at that time. There are still several deficiencies, which are listed in the staff report. Mr. Anthony requested that the Planning Commission allow staff to continue working with the applicant to meet all minimum standards. Otherwise, the plan should be disapproved, and the applicant would be required to resubmit for Planning Commission review.

Mr. Ken Halliburton made a motion to shift the site plan to the administrative review process, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

New Business

Zoning application [2019-410] for approximately 3.55 acres located along West Northfield Boulevard and Hope Way to be rezoned from MU to RS-15, New Vision Baptist Church of Murfreesboro Inc. developer. Mr. Matthew Blomeley began by describing the zoning request from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Blomeley said if the zoning application is approved, the applicant would be required to apply to the Board of Zoning Appeals for a special use permit to address future building or parking expansion for religious land use.

Mr. Ken Halliburton made a motion to schedule a public hearing on April 3, 2019, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

Staff Reports and Other Business

**MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
MARCH 20, 2019**

There being no further business the meeting adjourned at 1:30 p.m.

Chairman

Secretary

DA: cj